What is claimed is:

1.   An apparatus for identifying properties of interest, comprising:

an input device configured to receive parameters relating to real property; and

a property database that contains records on substantially every residential property in a defined geographic region, wherein each entry of the property database includes,

an identifying field identifying a specific property, and

an automated valuation field containing an AVM produced value of the identified property.

2.   The apparatus of claim 1, further comprising a query device configured to perform at least one query on the property database using the received parameters and provide a set of properties conforming to the input parameters.

3.   The apparatus of claim 2, wherein the query device is configured to perform a differential valuation operation to identify at least a first property in the geographic region having a sale price lower than the first property's AVM value.

4.   The apparatus of claim 3, wherein the differential valuation operation is based on a percentage difference between sale price and AVM value.

5.   The apparatus of claim 3, wherein the differential valuation operation is based on an absolute difference between sale price and AVM value.

6.   The apparatus of claim 2, wherein the query device can further form queries based on residential property type.

7. The apparatus of claim 6, wherein at least one residential property type includes at least one of single-family dwellings, townhouses and condominiums.

8. The apparatus of claim 6, wherein the query device can further perform queries based on structural details of properties.

9. The apparatus of claim 1, wherein the AVM-produced value is derived using a geographic information service.

10. The apparatus of claim 1, wherein the AVM-produced value is derived using spatial data having a substantially consistent spatial resolution.

11. The apparatus of claim 1, wherein the AVM-produced value is derived using spatial data having a relative spatial resolution of at least five-hundred meters.

12. The apparatus of claim 11, wherein the AVM-produced value is derived using spatial data having a relative spatial resolution of at least one-hundred meters.

13. The apparatus of claim 12, wherein the AVM-produced value is derived using spatial data having a relative spatial resolution of at least ten meters.

14. The apparatus of claim 13, wherein the AVM-produced value is derived using spatial database having a relative spatial resolution of at least one meter.

15. The apparatus of claim 1, wherein the apparatus is configured to provide to consumers at least one of a literal list of properties and a graphic representation of properties.

16.   The apparatus of claim 1, wherein the apparatus is assessable to consumers via a phone.

17.   The apparatus of claim 15, wherein the apparatus is configured receive query parameters via voiced instructions and data from consumers.

18.   The apparatus of claim 1, wherein the defined geographic region includes at least two adjacent housing developments.

19.   The apparatus of claim 1, wherein the defined geographic region includes at least one of a city, county or parish.

20.   The apparatus of claim 1, wherein the defined geographic region includes at least two adjacent counties or parishes.

21.   The apparatus of claim 1, wherein the defined geographic region includes at least two regions having different government bodies.

22.   The apparatus of claim 1, wherein the defined geographic region includes at least two regions having different government bodies.

23.   The apparatus of claim 1, wherein the AVM value is derived using spatial survey information.

24.   The apparatus of claim 23, wherein the survey information has a sufficient spatial resolution such that the relative distance between two properties can be determined to a resolution of at least one-hundred meters.

25.   The apparatus of claim 24, wherein the survey information has a sufficient spatial resolution such that the relative distance between two properties can be consistently determined to a resolution of at least ten meters.

26.   The apparatus of claim 1, further including a spatial database of properties containing the spatial survey information

27.   A storage medium containing a database of property related information that when accessed by a computer can enable a user to perform a number of property-related queries, the database including:

records on substantially every residential property in a defined geographic region offered for sale, wherein each entry of the property database includes,

an identifying field identifying a specific property, and

an automated valuation field containing an AVM produced value of the identified property.

28.   The storage medium of claim 27, wherein each entry of the property database further includes an AVM confidence field that provides information relating to the reliability of respective AVM values

29.   The storage medium of claim 27, wherein at least one entry of the property database is derived using a spatial database having a spatial resolution of at least ten meters.

30.   The storage medium of claim 29, wherein at least one geographic descriptor includes one of county information, latitude information, longitude information, builder information and school district.

31. A storage medium containing a number of instructions that when accessed by a computer can enable a user to perform a number of property-related queries, the storage medium including:

a first set of one or more instructions configured to receive parameters relating to real property; and

a second set of one or more instructions configured to perform a query on a residential property database, the query being capable of identifying properties based on an AVM value of a property.

32. The storage medium of claim 31, wherein the second set of instructions is configured to perform a query based on both AVM values and sale prices of properties.

33. The storage medium of claim 32, wherein the second set of instructions is configured to perform a query based on the difference between AVM values and respective sale prices.

34. A collection of one or more storage media containing one or more databases that, when accessed by a computer can enable a user to perform a number of property-related queries, the storage medium including:

an AVM database;

wherein the AVM database is derived using spatial survey information, the survey information having a sufficient spatial resolution such that the relative distance between two properties can be determined to a resolution of at least one-hundred meters.

35. The storage media of claim 34, wherein the survey information has a sufficient spatial resolution such that the relative distance between two properties can be consistently determined to a resolution of at least one-hundred meters.

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36.   The storage media of claim 35, wherein the survey information has a sufficient spatial resolution such that the relative distance between two properties can be consistently determined to a resolution of at least ten meters.

37.   The storage media of claim 36, wherein the survey information has a sufficient spatial resolution such that the relative distance between two properties can be consistently determined to a resolution of at least one meter.

38.   The storage media of claim 37, further including a spatial database of properties containing the spatial survey information

39.   The storage media of claim 37, wherein data in the spatial database is derived using a GIS.

40.   The storage media of claim 37, wherein data in the spatial database is derived using a GPS-based survey.